



**3,480 sq. ft. Available Immediately**

**Property Highlights**

- Furniture / fixtures to remain at Purchasers/Tenants discretion
- Grade loading bay
- Warehouse has bonus storage mezzanine
- Easy access to major routes such as 50<sup>th</sup> Street and Sherwood Park Freeway
- Available Immediately



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### Property Details

Size:	3,480 sq. ft.
Mezzanine:	± 750 sq. ft.
Zoning:	Medium Industrial (IM)
Ceiling Height:	22'
Loading:	(1) 12' x 10' Grade door
Power:	208 Volt, 400/125 Amp (TBC)
Purchase Price:	\$626,400 (\$180 psf.)
Lease Rate:	\$8.00 psf.
Condo Fees:	\$3,361.68 (2018)
Property Taxes:	\$12,932.78 (2018)
Available:	Immediately



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